

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

WEDNESDAY, APRIL 21, 2010

6:00 P.M. WORKSESSION

LOCATION: PURCELLVILLE ROOM
Government Center
1st Floor

Commissioners Present: Robert Klancher, Chairman, Broad Run District; Kevin Ruedisueli, Vice Chairman, At Large; Erin Austin, Catoctin District; Glen Bayless, Sugarland Run District; Cliff Keirce, Dulles District; Peggy Maio, Blue Ridge District; Gigi Robinson, Leesburg District; Valdis Ronis, Potomac District; Helena Syska, Sterling District.

Staff Present: John Merrithew, Assistant Director of Planning; Planners: Judi Birkitt, Sophia Fisher, Pat Giglio; Nancy Bryan, Recording Secretary;

1. **ZMOD 2008-0007, BELMONT EXECUTIVE CENTER SIGN PLAN**

The Planning Commission forwarded ZMOD 2008-0007, Belmont Executive Center Sign Plan to the Board of Supervisors with a recommendation of approval based on the revisions as agreed to at the Planning Commission worksession on April 21, 2010 and subject to the Conditions of Approval dated March 18, 2010 as modified on April 21, 2010 and with the attached findings. (7-2, Austin, Robinson opposed).

2. **CMPT 2009-0002, SPEX 2009-0029, POTOMAC RADIO**

The Planning Commission approved CMPT 2009-0002, Potomac Radio, subject to the plat dated February 2009, revised through March 2, 2010, prepared by Patton Harris Rust & Associates, PC and forwarded the application to the Board of Supervisors for ratification based on the attached Findings.

AND,

The Planning Commission forwarded SPEX 2009-0029, Potomac Radio, to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated March 23, 2009, as amended April 21, 2009, revised Condition #7 that the applicant shall remove all above ground, unused structures and equipment, and based on the attached Findings for approval distributed April 21, 2010.

(6-3, Klancher, Maio, Robinson opposed).

3. **ZMAP 2008-0021, KINCORA VILLAGE CENTER**

MOTION 1:

The Planning Commission forwarded ZMAP 2008-0021, Kincora Village Center, including the proposed modifications to the Revised 1993 Zoning Ordinance, as identified on pages 1, 2, and 3 of Exhibit B to the Proffer Statement dated April 12, 2010, to the Board of Supervisors with a recommendation of approval, subject to the Proffer Statement dated April 12, 2010, and

based on the Findings for Approval distributed April 21, 2010 and including the following modifications:

- a. The land area subject to the rezoning is reduced by approximately two (2) acres as depicted on Attachment 4, to exclude areas of very steep slopes that would be impacted by the construction of Pacific Boulevard, which is a CTP public road and is consistent with the adopted CTP alignment; and
- b. The requested modifications of the Land Subdivision and Development Ordinance (LSDO) and the Facilities Standards Manual (FSM) identified on pages 4, 5, and 6 of Exhibit B to the Proffer Statement dated April 12, 2010 are excluded from the recommendation of approval.

And further, that the applicant and staff work with the County Attorney to reword certain areas of the Proffer Statement, removing references to bonding for construction of public roads and issuance of zoning permits and change the standard to public roads being open for public use and prior to occupancy of facilities, and 2) that the Planning Commission clarifies its position that they are taking no position on the allocation of capital facilities and leaving that to the discretion of the Board of Supervisors.

The findings for approval are:

1. The application will provide a high quality commercial development located in a primary business corridor and maintains the level of employment intensity foreseen under Keynote Employment policies. The mixed-use nature of the application is consistent with other successful developments in the region and that may facilitate development of the site in a manner that is better able to withstand market shifts. The proposed land use mix conforms to the minimum land use percentages for the PD-MUB (Planned Development – Mixed Use Business) District of the Revised 1993 Zoning Ordinance.
2. The application arranges Keynote Employment uses to front Pacific Boulevard, as envisioned by the Revised General Plan.
3. The project design in the northern portion of the site provides a compact, pedestrian oriented lifestyle center concept while maintaining campus style corporate office facilities on the southern portion of the site, thus providing a variety of market opportunities for office users.
4. The application includes a phasing program which provides for concurrent construction of all components – commercial office, retail, residential and hotel – which requires that substantial commercial office development will occur in the initial phases of the project.
5. The application provides critical transportation improvements to the regional road network by linking Russell Branch Parkway with Pacific Boulevard and Gloucester Parkway with Nokes Boulevard and provides the associated crossings of the Broad Run. These improvements provide over \$40 million in regional road improvements that would have to be completed at taxpayer expense if the property develops by-right. Furthermore, the application offers the opportunity to accelerate the timing of these improvements through the use of a Community Development Authority (CDA).
6. The application preserves and protects the environmental features of a significant area of the Broad Run floodplain as a publicly accessible park, provides for the preservation of the Broad Run Heron Rookery, and enhances and expands the County trail system. The two proffered stream crossings of the Broad Run at the Gloucester Parkway and Russell Branch Parkway bridges are vital to the system of interconnected trails that Parks, Recreation and Community Services (PRCS) is developing along the County's Stream Valley Corridors.

7. The application protects historic resources. By the careful routing of Pacific Boulevard, the application preserves the Broad Run Toll House and bridge ruins, and provides for potential access to it from both Broad Run Trails and Pacific Boulevard. The Toll House is adjacent to and threatened by its proximity to both Route 7, and Pacific Boulevard.
8. The application provides an adequate amount of employment supportive uses, including a full-service hotel, to serve the convenience and personal service needs of the business community. The application integrates large scale, free-standing retail uses and retail mixed with office and residential into the overall design of the northern portion of the property, rather than providing traditional big box retail centers as anticipated in a Destination Retail Overlay area.
9. The application provides for the full range of unmet housing needs.
10. The property is located in the Route 28 Highway Improvement Tax District. The applicant has agreed to mitigate the impact of housing in the Tax District in accord with the District formula.

(7-2, Maio, Robinson opposed)

MOTION 2:

The Planning Commission forwarded ZMAP 2008-0021, Kincora Village Center to the Board of Supervisors with a recommendation that they approve the applicant's request to create a Community Development Authority to finance the project's transportation improvements.

(7-2, Maio, Robinson opposed).

4. DISCLOSURES

- a. Mr. Bayless had a telephone conversation on 4/21/10 with representatives of Potomac Radio.
- b. Mr. Ruedisueli had a conversation with Kimberlee Welsh-Cummings regarding the Potomac Radio application; exchanged e-mails with Kathleen Luckard regarding alternative sites for the Western Loudoun Sheriff Substation.
- c. Ms. Syska had a very brief conversation with Randy Minchew regarding the Potomac Radio application.
- d. Mr. Ronis had a brief telephone conversation on 4/21/10 with Kimberlee Welsh-Cummings regarding the Potomac Radio application.
- e. Ms. Austin had a telephone conversation with the Potomac Radio representatives.
- f. Mr. Keirce had e-mail exchange and phone conversations with Potomac Radio representatives; had a discussion with Bill May regarding the Potomac Radio application; had an e-mail exchange with Kathleen Luckard regarding the Western Loudoun Sheriff Substation.
- g. Mr. Klancher had discussion with the applicant and legal counsel for Kincora; had discussion with Kimberlee Welsh-Cummings regarding the Potomac Radio application; had discussion with Bill May regarding the Potomac Radio application.

5. ROUTE 28 STAKEHOLDER MEETING ON MONDAY, APRIL 26, 2010

Mr. Ronis reminded the Commission of the Route 28 Stakeholder meeting on Monday, April 26, 2010 at Claude Moore Recreation Center and encouraged all to attend, stating that he, Commissioners Klancher and Keirce attended the last meetings and found it to be a very productive session.